070.0	0002	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,018,800	/	1,018,800
USE VALUE:	1,018,800	/	1,018,800
ASSESSED:	1,018,800	/	1,018,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
350		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FRATTINI WILLIAM F & ABIGAIL H
Owner 2:	
Owner 3:	
Street 1:	350 MYSTIC ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MELKONIAN SEVAK/EILEEN -
Owner 2:	-
Street 1:	350 MYSTIC ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .241 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Clapboard Exterior and 2588 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10480.000	548,700	7,400	462,700	1,018,800
Total Card	0.241	548,700	7,400	462,700	1,018,800
Total Parcel	0.241	548,700	7,400	462,700	1,018,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.70 | /Parcel: 393.70

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 44785

GIS Ref

GIS Ref

Insp Date 04/01/19

!5996!

PREVIOUS ASSESSMENT

Parcel ID: 070.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	548,700	7400	10,480.	462,700	1,018,800		Year end	12/23/2021
2021	101	FV	533,000	7400	10,480.	462,700	1,003,100		Year End Roll	12/10/2020
2020	101	FV	477,700	7400	10,480.	462,700	947,800	947,800	Year End Roll	12/18/2019
2019	101	FV	353,400	7400	10,480.	462,700	823,500	823,500	Year End Roll	1/3/2019
2018	101	FV	353,400	7400	10,480.	396,600	757,400	757,400	Year End Roll	12/20/2017
2017	101	FV	353,400	7400	10,480.	370,100	730,900	730,900	Year End Roll	1/3/2017
2016	101	FV	353,400	7400	10,480.	317,300	678,100	678,100	Year End	1/4/2016
2015	101	FV	312,500	7400	10,480.	284,200	604,100	604,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:07:45

LAST REV

Date	Time
09/29/20	13:23:01
apro	

PAT ACCT. 5996

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MELKONIAN SEVAK	72645-290		5/23/2019		1,115,000	No	No		
HARVIE JOHN B	43059-580		6/18/2004		575,000	No	No		
SULLIVAN MARY J	26631-197		8/30/1996		275,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/24/2015	1177	New Wind	2,500		8/24/2015			Install 4 new wind
7/30/2015	1051	Redo Kit	24,000		7/30/2015			Kitchen remodel. P
11/26/2014	1628	Redo Bas	17,500					
3/15/2011	151	Demoliti	2,000					& SIGN
10/20/2010	2158	New Wind	8,800					

ACTIVITY INFORMATION

Date	Result	By	Name
4/1/2019	Meas/Inspect	DGM	D Mann
11/19/2015	Permit Insp	PC	PHIL C
6/16/2009	Measured	189	PATRIOT
10/1/2004	MLS	MM	Mary M
11/10/2000	Inspected	264	PATRIOT
11/2/1999	Mailer Sent		
10/12/1999	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	44785
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10480		Sq. Ft.	Site		0	70.	0.63	4			Med. Tr	-10					462,670						462,700	

Total AC/HA:	0.24059	Total SF/SM:	10480	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	462,670	Spl Credit		Total:	462,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.24897313
Const Adj.:	0.98990101
Adj $ / SQ:	166.909
Other Features:	112250
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	615143
Depreciation:	66435
Depreciated Total:	548708

COMMENTS

SKYLIGHTS IN UAT. KITCHENETTE IN BSMNT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2	HB	

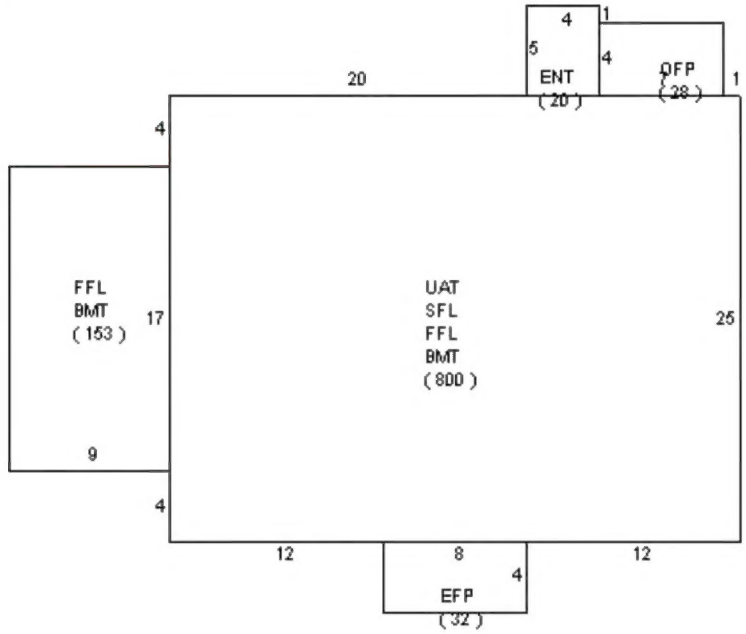
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	201.96
Special Features:	0	Val/Su Net:	199.67
Final Total:	548700	Val/Su SzAd	313.01

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	953	166.910	159,064
SFL	Second Floor	800	166.910	133,527
BMT	Basement	715	110.160	78,737
UAT	Upper Attic	200	103.820	20,763
EFP	Enclos Porch	32	71.870	2,300
OFP	Open Porch	28	43.560	1,220
ENT	ENTRY	20	26.130	523
	Net Sketched Area:	2,748	Total:	396,134

Size Ad	1753	Gross Area	3586	FinArea	2588

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	75	GFB	100	G	
UAT	100	FLA	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

070.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	G	GD	1925	26.56	T	30	101			7,400			7,400

More:	N	Total Yard Items:	7,400	Total Special Featues:		Total:	7,400